

**Before a Hearings Commissioner appointed by
the Kāpiti Coast District Council**

Under

the Resource Management Act
1991

And

In the Matter

of an application under section 88 of
the Act by Kapiti Retail Holdings
Limited for the construction and
operation of a Countdown
supermarket at 160 Kapiti Road,
Paraparaumu (RM210151)

**Statement of Evidence of
Kurt Thomas Gibbons
for Kapiti Retail Holdings Limited**

Dated: 8 March 2022

Lane Neave

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INTRODUCTION

1. My full name is Kurt Thomas Gibbons. I am a director of Kapiti Retail Holdings Limited (**KRHL**), the Applicant for resource consent for the Proposed Countdown supermarket and two trade retail tenancies (**Proposal**).
2. I lived in Wellington for 30 years, having grown up in Lower Hutt and living there for 17 years. I have strong ties to the Kāpiti community through friends and family. Further, through the companies that I am shareholder and director of (trading under the brand Gibbons Co), I have developed or am in the process of developing 400 houses in Wellington with 78 of those in Kāpiti.

SCOPE OF EVIDENCE

3. In my evidence I will address:
 - (a) Gibbons Co / KRHL's background;
 - (b) The development of the Proposal; and
 - (c) The benefits of the Proposal.

BACKGROUND

4. Gibbons Co has completed in excess of 40 developments across New Zealand for owner occupiers. It is also involved with the development of medical centres, supermarkets and student accommodation.
5. Gibbons Co has a working relationship with Woolworths, currently working on other developments around the country and in the Wellington region. Gibbons Co and associated entities are currently the 2nd largest property owner by number of Countdown supermarkets in New Zealand. This site subject to the Proposal was vacant for a number of years (occasionally being used for Christmas retail) and presented an opportunity for a much-needed supermarket in the Kāpiti area.
6. The opportunity to participate in this development is a good fit with our existing work in Kāpiti and relationship with Woolworths.

DEVELOPMENT OF PROPOSAL

Overview of Proposal

7. The Proposal seeks to replace the existing, vacant building at 160 Kāpiti Road (**Site**) and construct and operate a new, full-service Countdown supermarket and two retail tenancies of 400m², each with associated carparking, servicing, loading, access and landscaping.

Site selection

8. The Site was carefully selected by KRHL with advice from Woolworths out of a range of alternative options. The Site itself is flat and rectangular. The portion of the Site that is subject to the Application is currently vacant, with the existing building on the Site to be replaced by the proposed supermarket and trade supplier building following earthworks and ground levelling. In the past the Site accommodated Placemakers.
9. The Site was ultimately chosen due to its fit with Woolworths' operational, site and location requirements. The Site is located on a busy corridor of Kāpiti Road, within a mixed-use area characterised by industrial, heavy commercial, retail and service activities. Kāpiti Road is a major collector road that services the public from Paraparaumu and Paraparaumu Beach. The Site is close to other retail and service activities, including Kāpiti Landing business park on the land to the south-west and residential land and retirement living.
10. Once completed, the Countdown Building will be leased to Woolworths for a period of 10 years, with possible further rights of renewal.

Consultant team assistance

11. KRHL has engaged a highly experienced and reputable team of consultants whose guidance and expertise has helped shape the Proposal. The Proposal has benefited from the consultant team's knowledge of the area and experience in supermarket consenting projects. Each consultant has thoroughly assessed the effects of the Proposal and supports it from their various technical disciplines. A pragmatic and practical approach has been taken to ensure that all potential effects are appropriately managed.

12. The consultant team has thoughtfully considered the matters raised by both the Kāpiti Coast District Council (**Council**) and submitters.
13. Our consultant team has worked amicably with the Council with respect to the Council's their requests for further information with prompt, robust responses. KRHL's responses to the Council's information requests have resolved issues raised by Ātiawa ki Whakarongotai Charitable Trust with respect to the proposed planting, flood hazard and stormwater management.

BENEFITS OF PROPOSAL

14. The Proposal will have benefits for the wider community. Generally, the Kāpiti Coast District will enjoy the added benefit from an additional full-service supermarket and additional trade retail for which there is a growing need for in terms of projected growth.
15. The Proposal will provide employment opportunities during both construction and operation of the supermarket and the trade retail. It is my understanding that full-service supermarkets of this size generally provide a mixture of fulltime and part-time employment opportunities for 80-100 staff.¹ Additional jobs will be created in the trade retail tenancies. These jobs will have a flow on effect through the whole community and we hope the proposal will attract further investment into the local community, including the town centre.

CONCLUSION

16. The Proposal responds to a need for an additional full-service supermarket and trade retail in the area. It meets KRHL's objectives of contributing to the Greater Wellington Region through sustainable partnerships with the community and national retailers.
17. The Proposal has been shaped by an experienced consultant team who have given careful consideration to appropriately managing any adverse operational effects
18. KRHL is excited about the potential that a new supermarket and the proposed trade retail will bring to the residents of Paraparaumu and surrounds. We believe this development contributes to that with the positives

¹ Assessment of Environmental Effects dated 8 July 2021 at 34.

easily outweighing any negatives and that granting consent for the proposal will be positive for the local community.

A handwritten signature in black ink, consisting of several overlapping, sweeping strokes that form a cursive name.

Kurt Thomas Gibbons

8 March 2022